

MANUFACTURING | WAREHOUSE | INDUSTRIAL 2333 MCCALL STREET | DAYTON, OH | 45417



2333 McCall Street | Dayton, Ohio | 353,998± SF



PHOENIX

INVESTORS

Opportunity. Execution. Value Creation.

Owned and managed by: Phoenix Investors, LLC 401 E Kilbourn Avenue, Suite 201 Milwaukee, WI 53202

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SPACE FEATURES

- Rail Served
- Expandable
- Cranes
- New Roof
- New Electrical



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PROPERTY DETAILS

Building Size: 353,998± SF

Land Area: 22± Acres

Space: Office: To suit

Warehouse: 353,998± SF

Year Built: 1960; Renovation 1986

Dimensions: 497' x 742'

Minimum Divisible: 100,000 SF

Maximum Contiguous: 353,998 SF

Ceilings: Metal - Steel Joist

Ceiling Height: 30' (min.) - 34' (max.)

Column Spacing: 40' x 40' and 32' x 25'; Steel H

Roof: BUR/Membrane

Floors: Reinforced concrete

Walls: Combo - block and insulated metal

Loading: 10 dock-high doors; 3 drive-in doors;

1 forklift entry door

Cranes: 6 cranes ranging from 30 ton to 5 ton

Rail: Serviced by CSX, 3 rail sidings into building and

interior rail loading platforms

Water: Provided by City of Dayton

Sewer: Provided by City of Dayton (Municipal)

Power: 480 Volt 3 Phase; Provided by Dayton

Power & Light

HVAC: Gas fired heat; Conditioned office

Lighting: T-5 High Efficiency

Fire Safety: ESFR System

Parking: 78 spaces

OpEx Estimate 2017: \$0.40/SF









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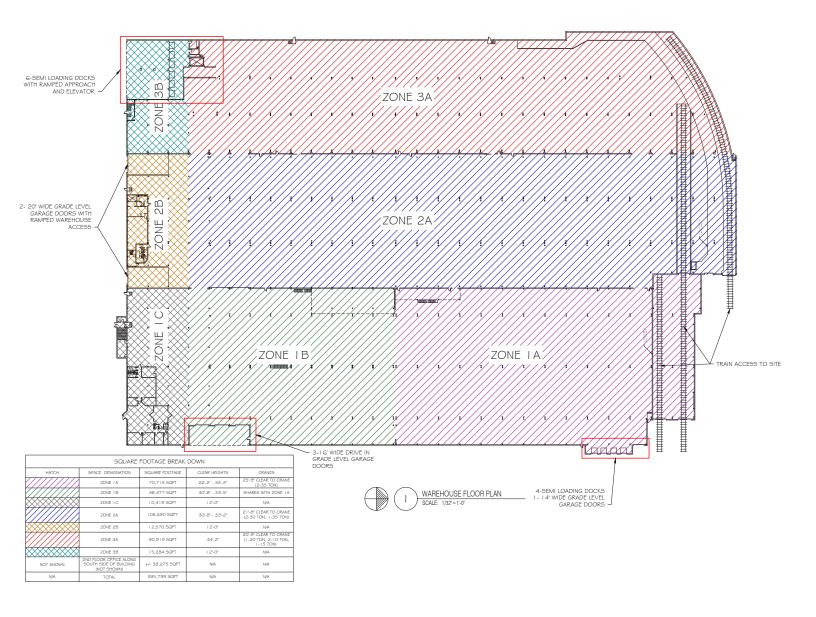
♥ 401 EAST KILBOURN AVENUE, SUITE 201, MILWAUKEE, WI 53202





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SITE PLAN







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ADDITIONAL INFORMATION

Population: Dayton, OH: 140,599

Median Household Income: \$49,504

Location:

Southwest part of state; at the intersection of I-70 and I-75

Cincinnati, OH- 54 miles Columbus, OH- 71 miles Indianapolis, IN- 116 miles

Major Employers:

• Wright-Patterson Air Force Base: 27,400 Employees

Premier Health Partners: 14,135 Employees
Kettering Health Network: 5,029 Employees
Montgomery County: 4,559 Employees
The Kroger Company: 4,100 Employees



